

Minutes

SCHOA Board of Directors Regular Meeting

May 21, 2020

Call to Order: 7:00 PM

Meeting Held via Zoom Online Video Meeting

Attendance:

Michael Morrey - President
Tim Ramsey – Vice President
Wolfgang Riss – Secretary
Crystal Dodson-Sabey – Treasurer

Management Company Representative: Lorne Martin

Homeowners: 22 homeowners in attendance

Minutes:

Motion passed to approve the minutes of the February 19, 2020 board meeting as written.

Officers Reports:

- Treasurer – Crystal had a question on the light repair cost from the financial statement. The cost was for an approved emergency repair due to an electrical fire in the junction box for the streetlights in Brookfield.
- Vice President – No report
- MAL – No report
- President – Mike spoke with Green Effects to make sure we are on the same thinking on maintaining ponds, fence inside and out. Inside fenced area is to be maintained as it has been in CH and HB.

Management Report: Violation, Collection, Financial and other reports are emailed to board members prior to meetings to save paper costs and to give board a chance to preview.

1) **Collections:** **Due to the current COVID-19 Pandemic and Governor’s Proclamation we are not able to charge interest, late fees or fines.**

A) Delinquent Assessments; Apr 23% (\$370,246.21 - 403 homeowners with balances.
May 20% (\$334,962.30 - 358 homeowners with balances.

- a. The delinquent amount reflects any balance due for assessments, legal fees, violation fines, late fees, etc.
- b. Payment arrangements have been made with several of these owners.

2) **Violations:**

A) Letters sent – May: 228

3) **Financial:** Statements are emailed to board members by the 10th of each month for review, and then the specified collection report is sent around the board meeting for more detail.

- a. 2019 Financial Audit has been completed

4) **Maintenance:**

A) Out for Bid:

- a. Sport court repairs and reconfiguring for pickle ball.
- b. Security camera installation at gates closest to the clubhouse, CH clubhouse side gate & HB Silver Creek Ave gate.

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B) Current Bids:

- a. Sidewalk ramp – painting yellow for better visibility to match county sidewalks - \$4,375
- b. Green belt trail cleanup –Wright’s Logging is drafting estimate.

C) Work in Progress:

- a. Replace water heater from under cabinets in clubhouse with instant hot water heater in new exterior closet.
- b. CH main gate repairs to stone column and gate operators that were hit by a vehicle. Police report was filed by a witness and a copy has been requested from South Sound 911. The repair cost will be charged to the vehicle driver.
- c. HB main gate monument planter repair from vehicle damage. The driver has placed a claim with their insurance carrier and the cost will be paid by their insurance.
- d. CH & HB fences around storm pond/swale areas.
- e. Install no parking signs at common area along alley in Brookfield.

D) Work Completed

- a. Remove the mulch around clubhouse garbage enclosure and replace with gravel and removal of walkway boarder boards on paths near clubhouse.
- b. Repair damaged stone column at Premier gate entrance.

E) Work Orders

- a. W/O #002 – Repair AF pedestrian gate closing mechanism - COMPLETED
- b. W/O #009 – AF pedestrian gate actuator repair – COMPLETED
- c. W/O #010 – Install vent in security system closet in clubhouse.
- d. W/O #013 – Solicit bids for sport court repairs and reconfiguring for pickle ball.
- e. W/O #016 – Have reported dangerous tree inspected in Ashford wetland – COMPLETE
- f. W/O #017 – Premier storm swale gate needs to be locked and garbage removed from area. – COMPLETED
- g. W/O #018 – Install no parking signs along fence on 91st Ave E outside Premier back gate and paint curb with no parking stencil. – SIGNS INSTALLED

F) Storm Systems – Pond Cleanup now 2 times a year.

- a. Gabe Ellison with Apex Engineering is preparing a proposal for engineering plans for installing pond liner at CH wet ponds.
- b. We will perform catch basin cleaning of all communities.

5) Misc.

Committee Reports:

1. Crime Watch Committee:

- No report.

2. Budget Committee:

- No report.

3. Committee on Forest Maintenance:

- No report.

4. Appeal Committee

- Wolfgang Riss reported 7 appeals were reviewed on March 18th – recommendations submitted to the Board.
- 7 appeals were reviewed on April 15th – recommendations submitted to the Board.

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- 3 appeals were reviewed on May 20th – recommendations are in process and will be submitted to the Board.

5. ACC

- Michael Morrey reported an increase of requests, typical for this time of year.

Regular Business: (items discussed, and decisions made on urgent items between meetings)

- Board ratified approval of proposals to install new chain-link fences around the storm system ponds/swales in Country Hollow and Hillsboro as recommended by Pierce County and the associations insurance carrier.

Unfinished Business:

- Gate Camera
 - We are obtaining an estimate to install cameras at the gates closest to the clubhouse.
- Storm Pond Maintenance (UPDATE)
 - Detention ponds in Hillsboro and Country Hollow are in fencing stage. The bid was for \$33,426.50. Clips are also to be installed around the basketball and tennis courts as they were being lifted for access.
- Green belt damage mediation with certain Grayhawk (Rim) homeowners continues. Litigation involves 34 parties but 10 have moved. 8 counter claimants (4 non homeowners), 6 dismissed and 1 settlement. Ongoing mediation with 27 parties.

New Business:

- None

Open Forum:

Questions/Concerns included:

- Several members discussed concerns with the fences being installed at the Hillsboro storm system pond/swale. They requested more information to be posted prior to projects like this are started.
 - The fence was necessary due to the misuse of residents; riding 4 wheelers, letting dogs off leash and not cleaning up after them, large rocks & sticks being thrown into the large storm water catch basins, etc. Both the County and the association's insurance carrier recommends fencing these areas.
- Is there an official Silver Creek Facebook page?
 - No, Silver Creek has an official website at www.silvercreekwa.com
- Question regarding who is responsible to maintain the fences along Gem Heights Dr.
 - This is the homeowner's responsibility. The HOA will only maintain fences that boarder common areas on both sides of the fence.

Motion to adjourn to Executive Session: 8:21 PM

Recall regular meeting to order (out of Executive Session): 9:08 PM synopses of decisions made:

- **Legal and collection matters discussed.**
 - The Board approved the attorney's recommendations regarding collection actions.
- **No other decisions made**

Meeting Adjourned. 8:00 PM